

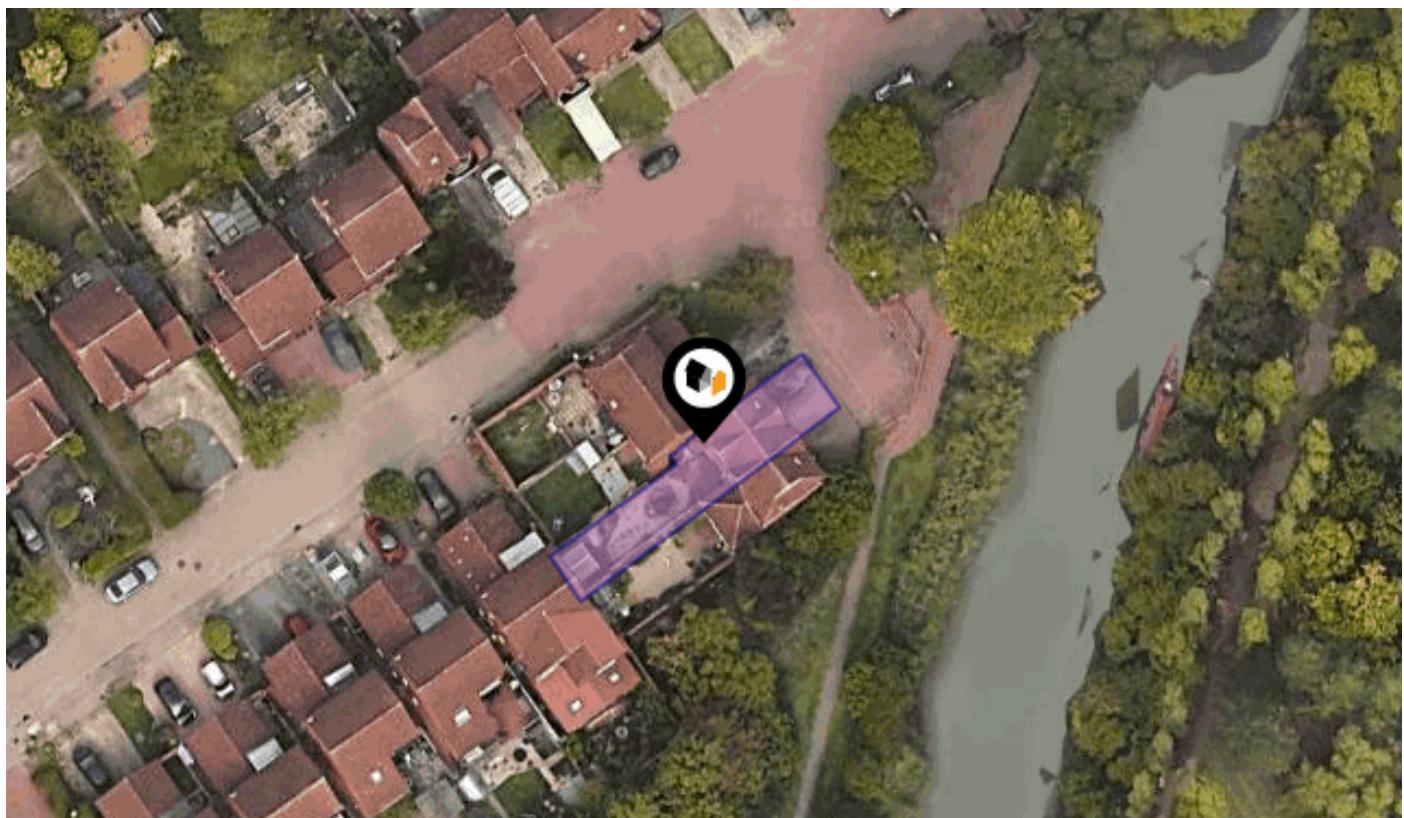


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th February 2026



BELSIZE AVENUE, SPRINGFIELD, MILTON KEYNES, MK6

Chris Durrant powered by eXp

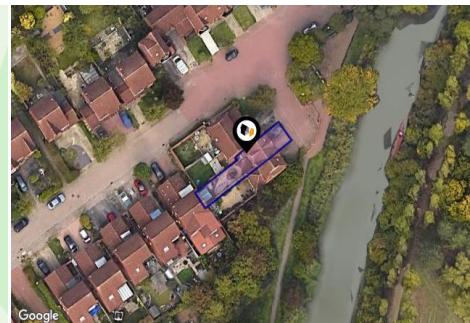
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com





Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.03 acres
Council Tax : Band C
Annual Estimate: £2,007
Title Number: BM79609

Tenure: Freehold

Local Area

Local Authority: Milton keynes
Conservation Area: No
Flood Risk:

- Rivers & Seas
- Surface Water

Very low
Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



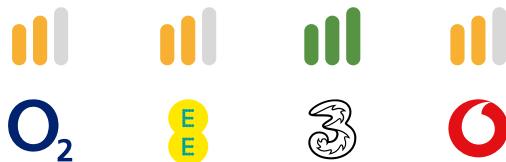
109
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)

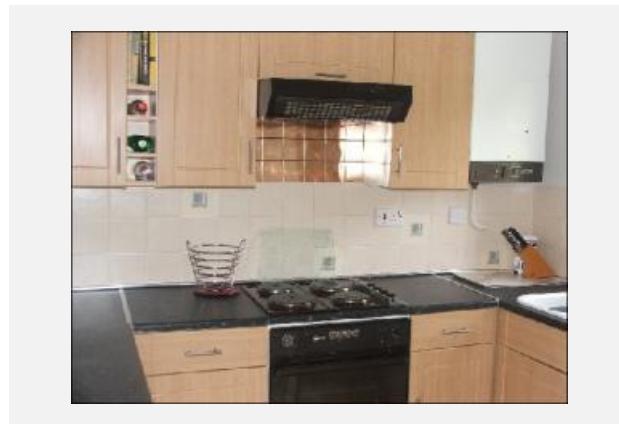


Satellite/Fibre TV Availability:



Gallery Photos

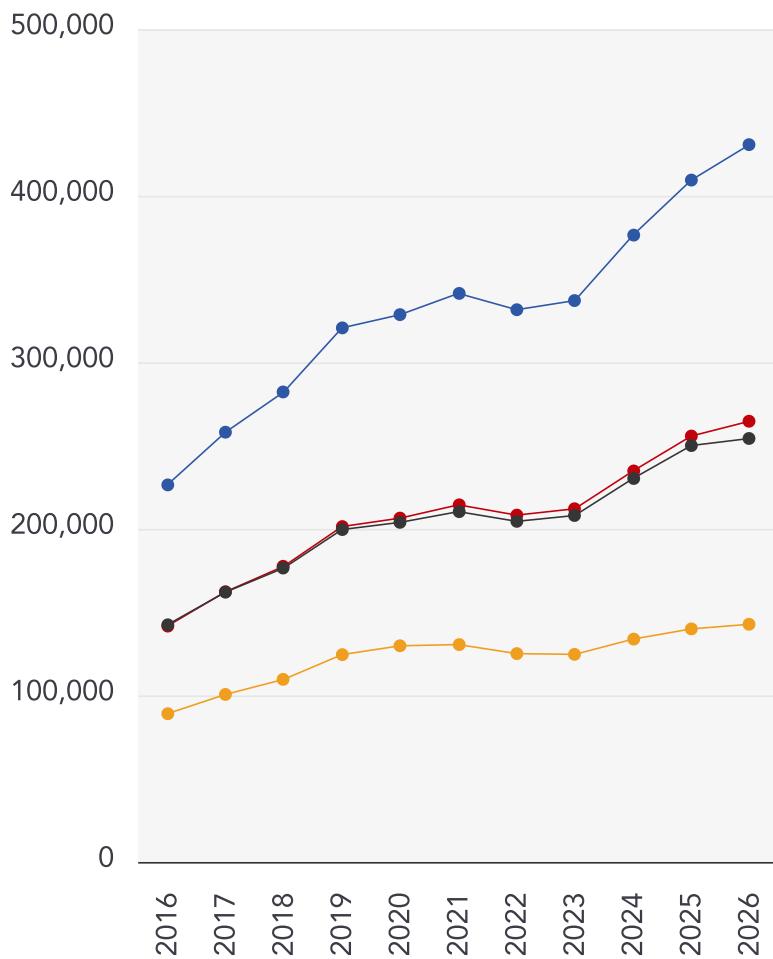
CHRIS DURRANT **exp** UK



Market House Price Statistics

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10 Year History of Average House Prices by Property Type in MK6



Detached

+90.23%

Semi-Detached

+86.85%

Terraced

+78.56%

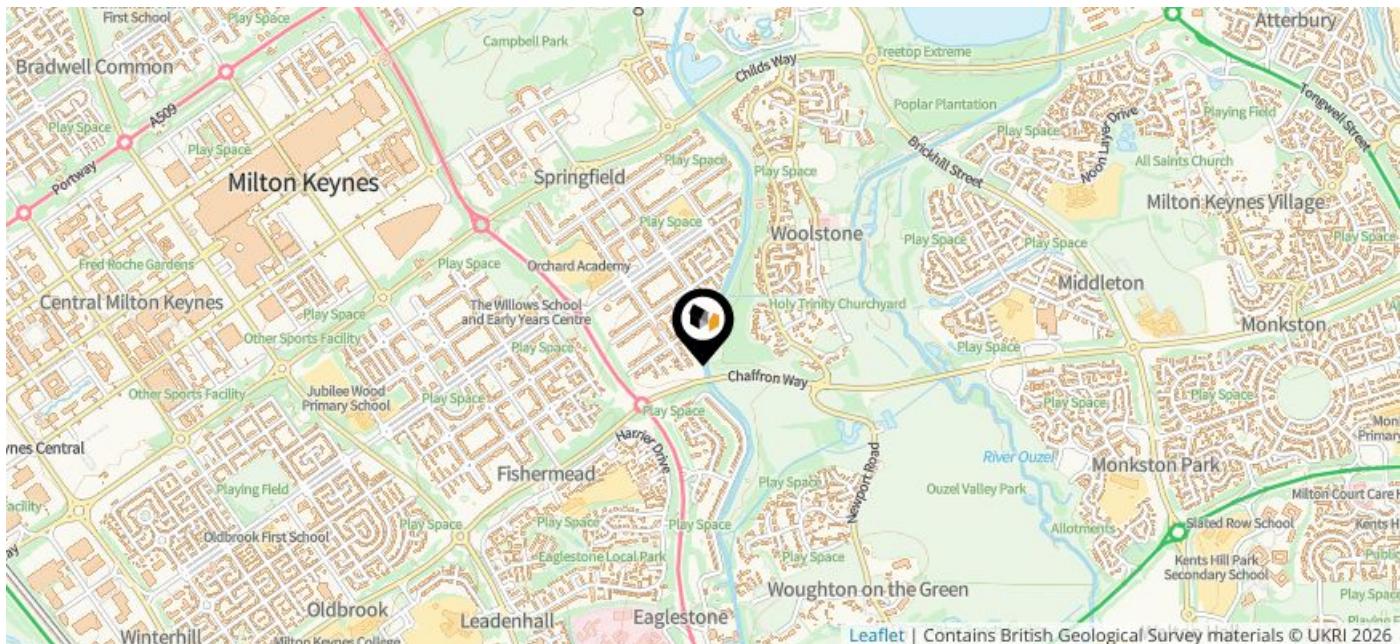
Flat

+60.32%

Maps Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

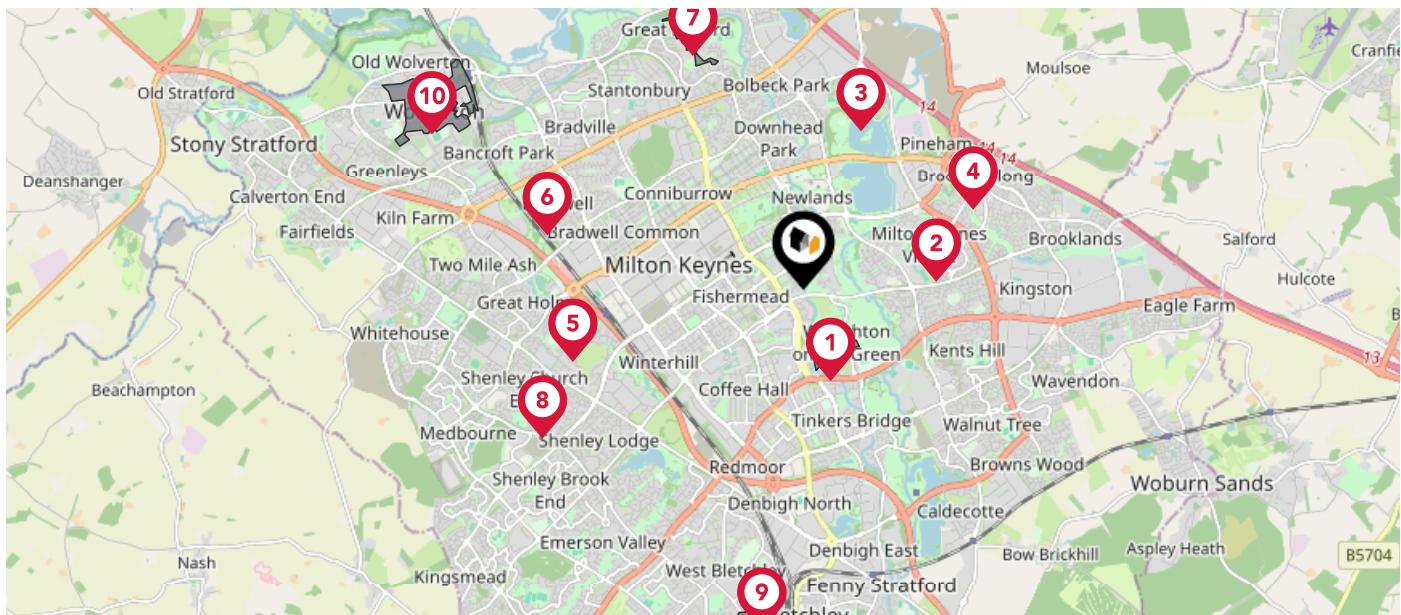
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

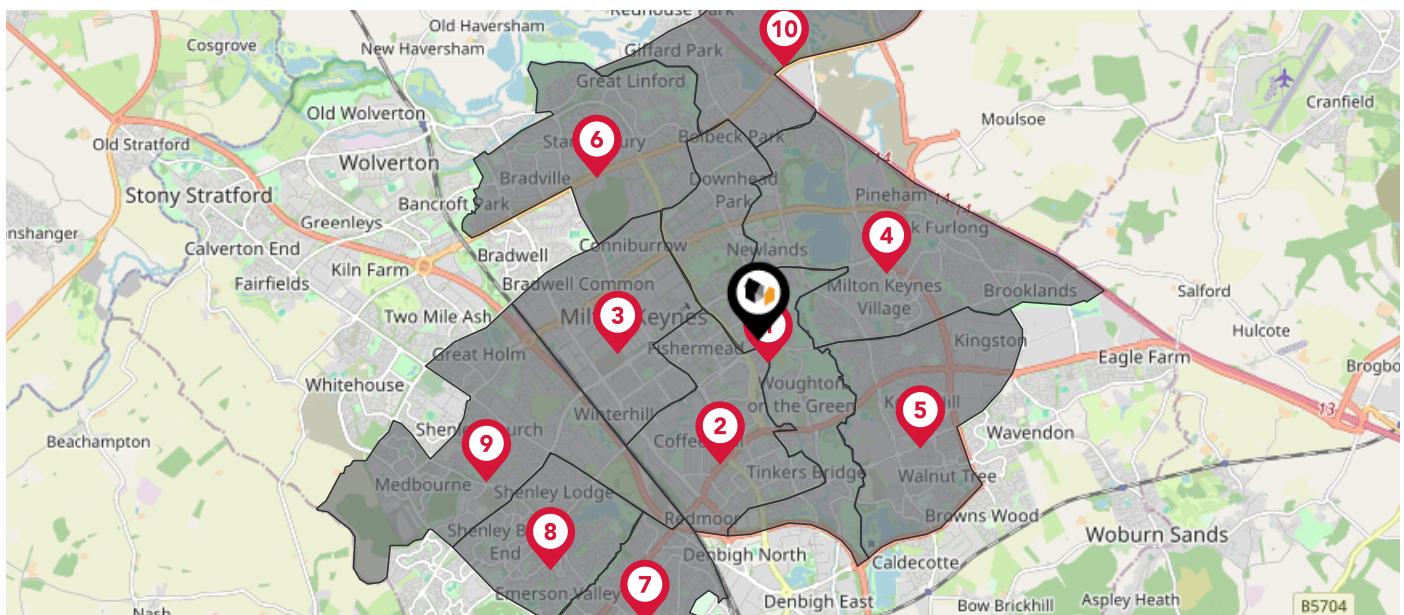
1	Wroughton on the Green
2	Milton Keynes Village
3	Willen
4	Broughton
5	Loughton
6	Old Bradwell
7	Great Linford
8	Shenley Church End
9	Bletchley
10	Wolverton

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

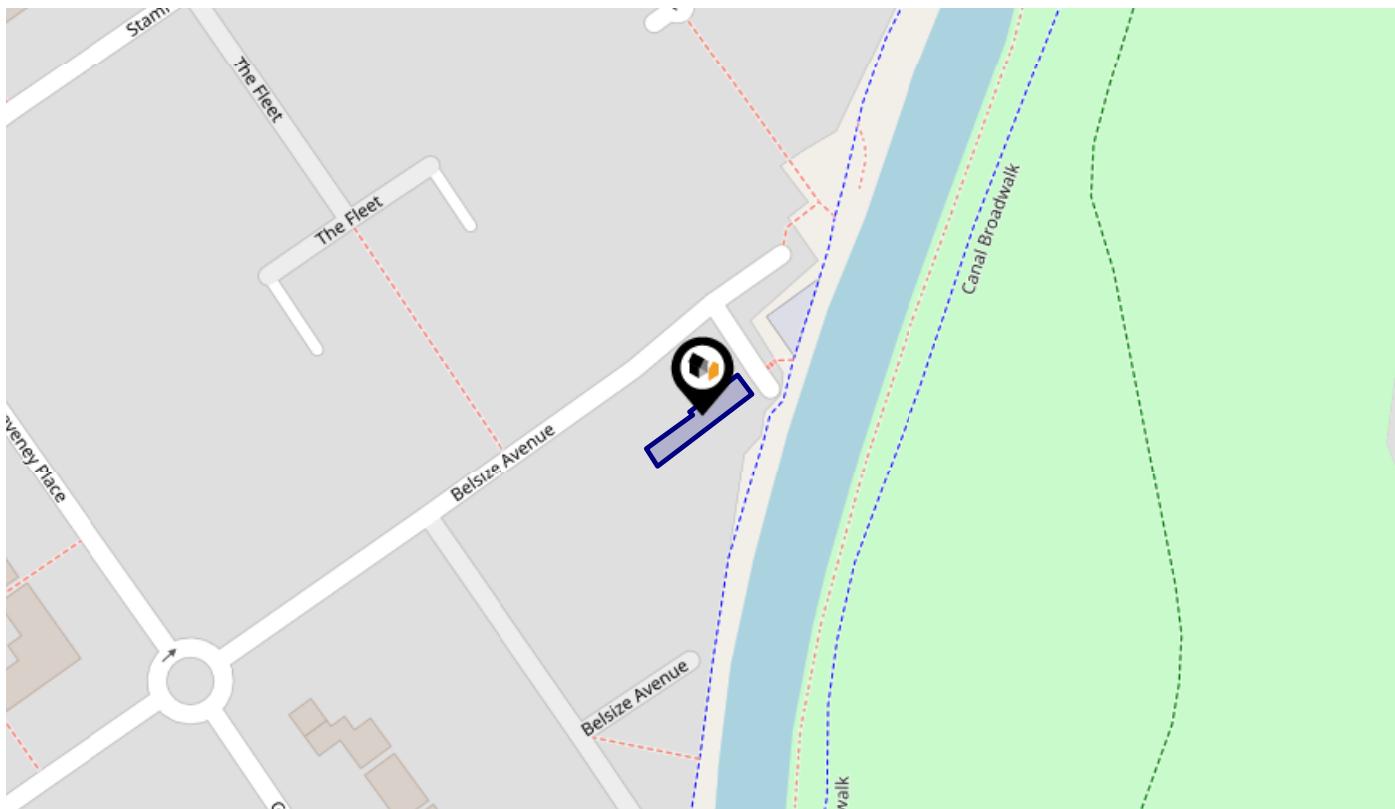
- 1 Campbell Park & Old Woughton Ward
- 2 Woughton & Fishermead Ward
- 3 Central Milton Keynes Ward
- 4 Broughton Ward
- 5 Monkston Ward
- 6 Stantonbury Ward
- 7 Bletchley West Ward
- 8 Shenley Brook End Ward
- 9 Loughton & Shenley Ward
- 10 Newport Pagnell South Ward

Maps

Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

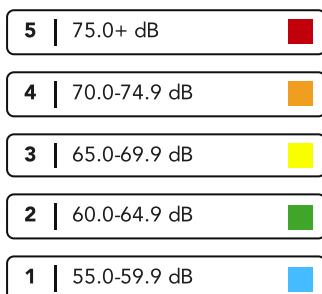


Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

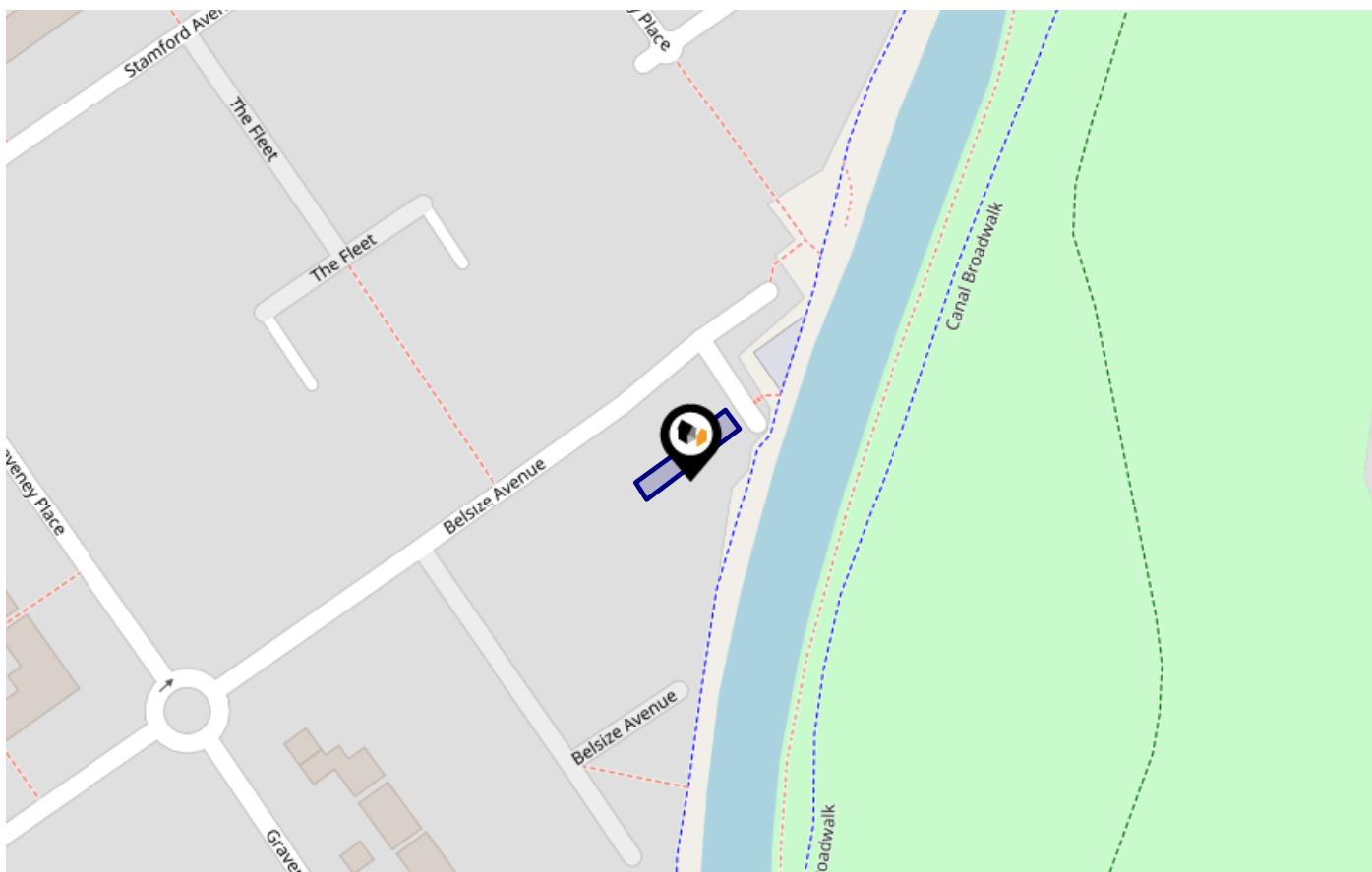


Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

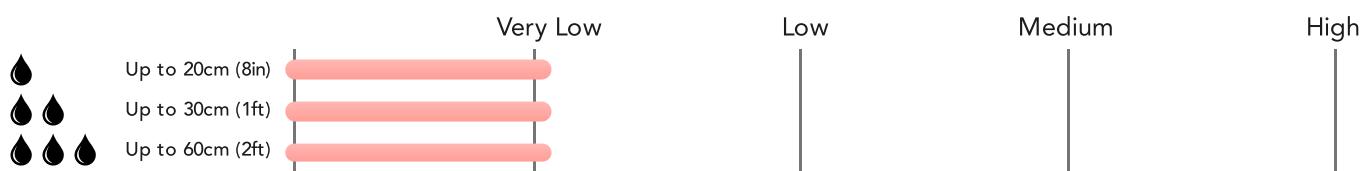


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

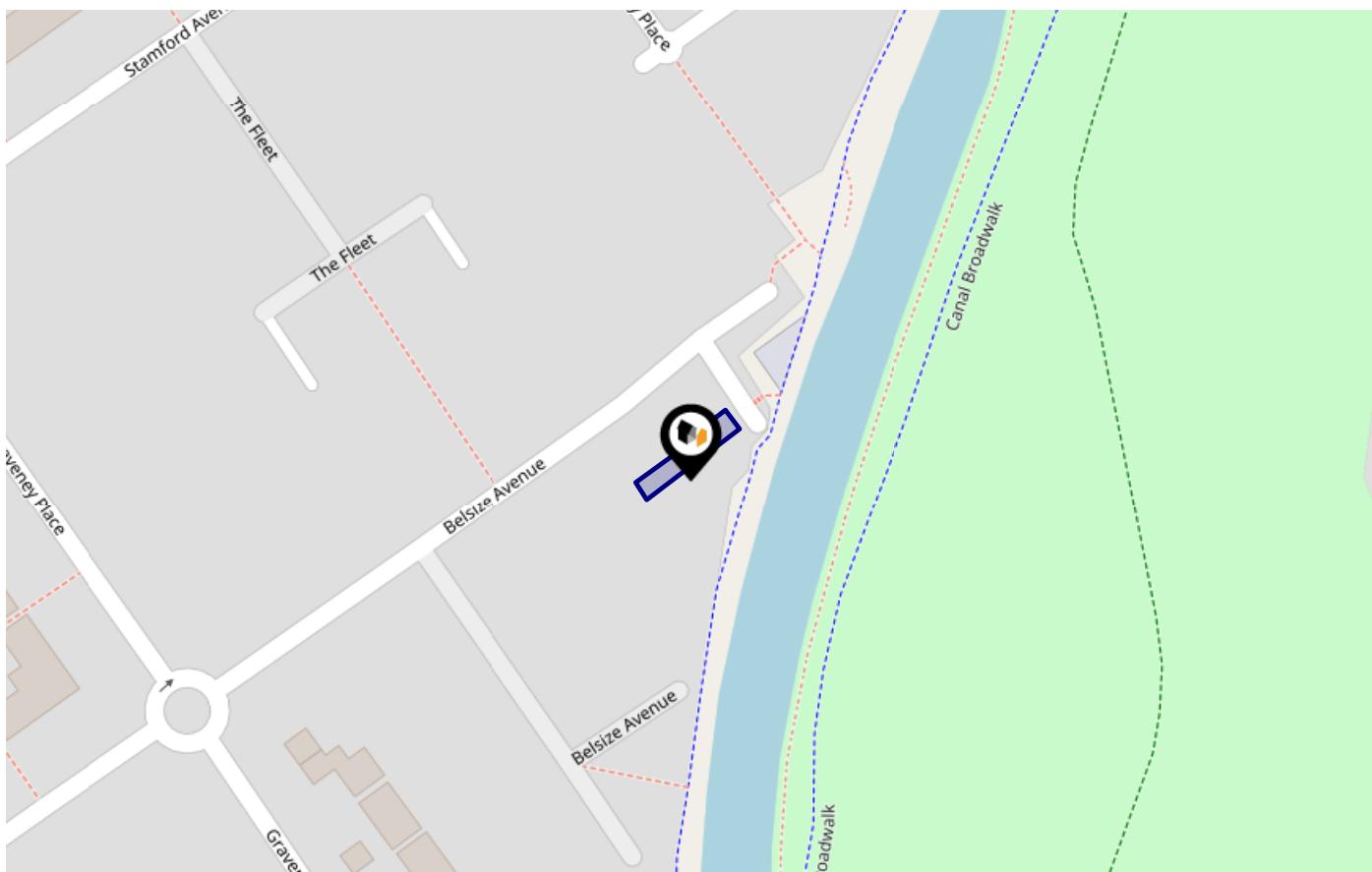


Flood Risk

Rivers & Seas - Climate Change

CHRIS DURRANT **exp** uk

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

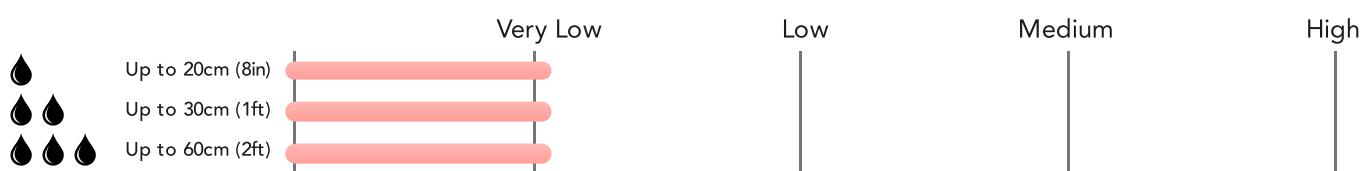


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

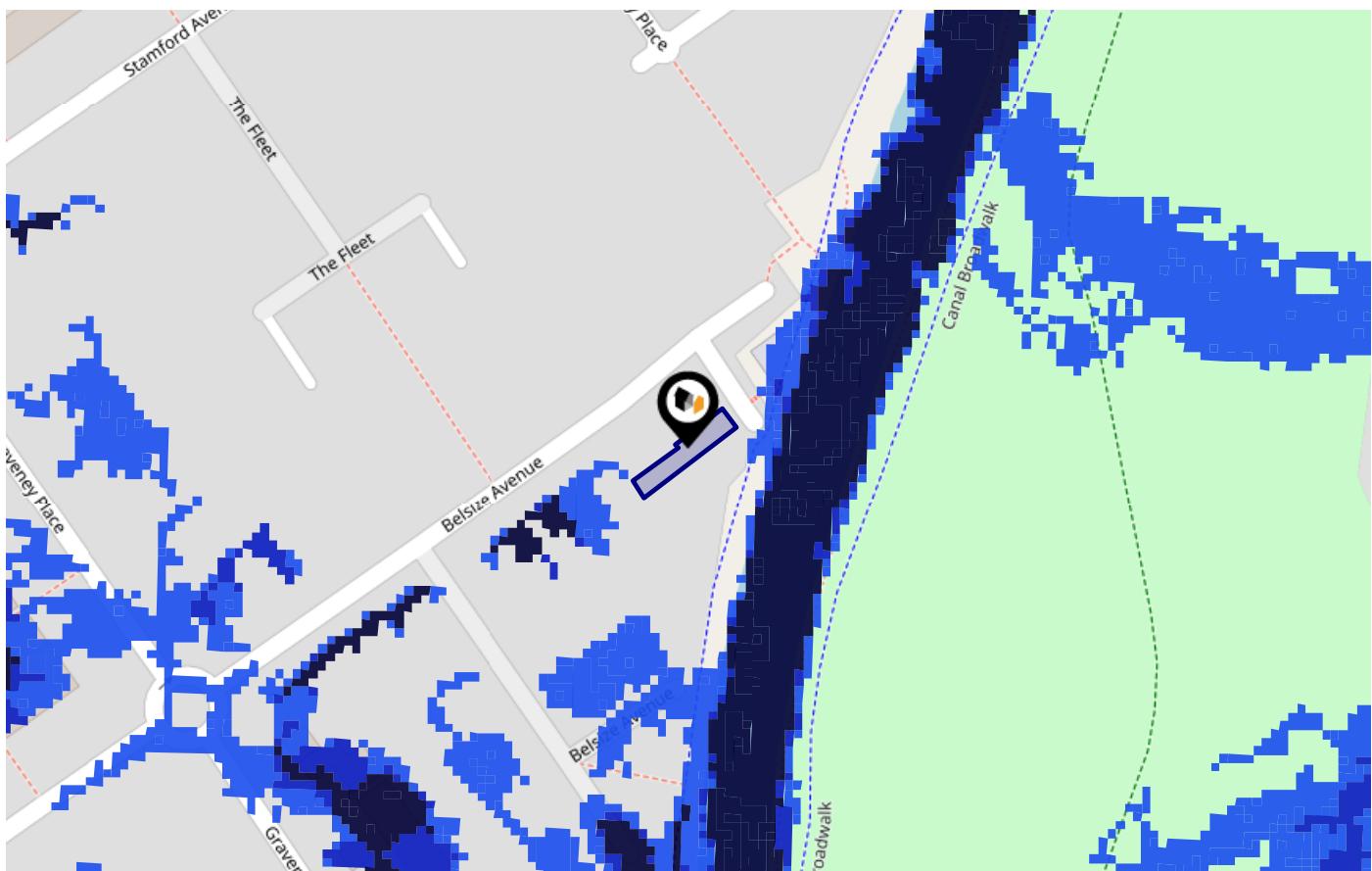


Flood Risk

Surface Water - Flood Risk

CHRIS DURRANT 

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

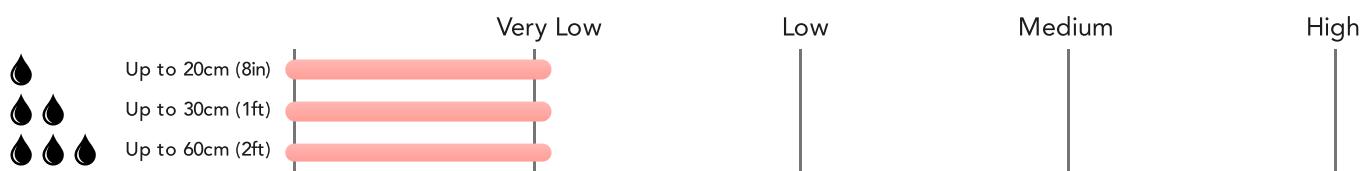


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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Chance of flooding to the following depths at this property:

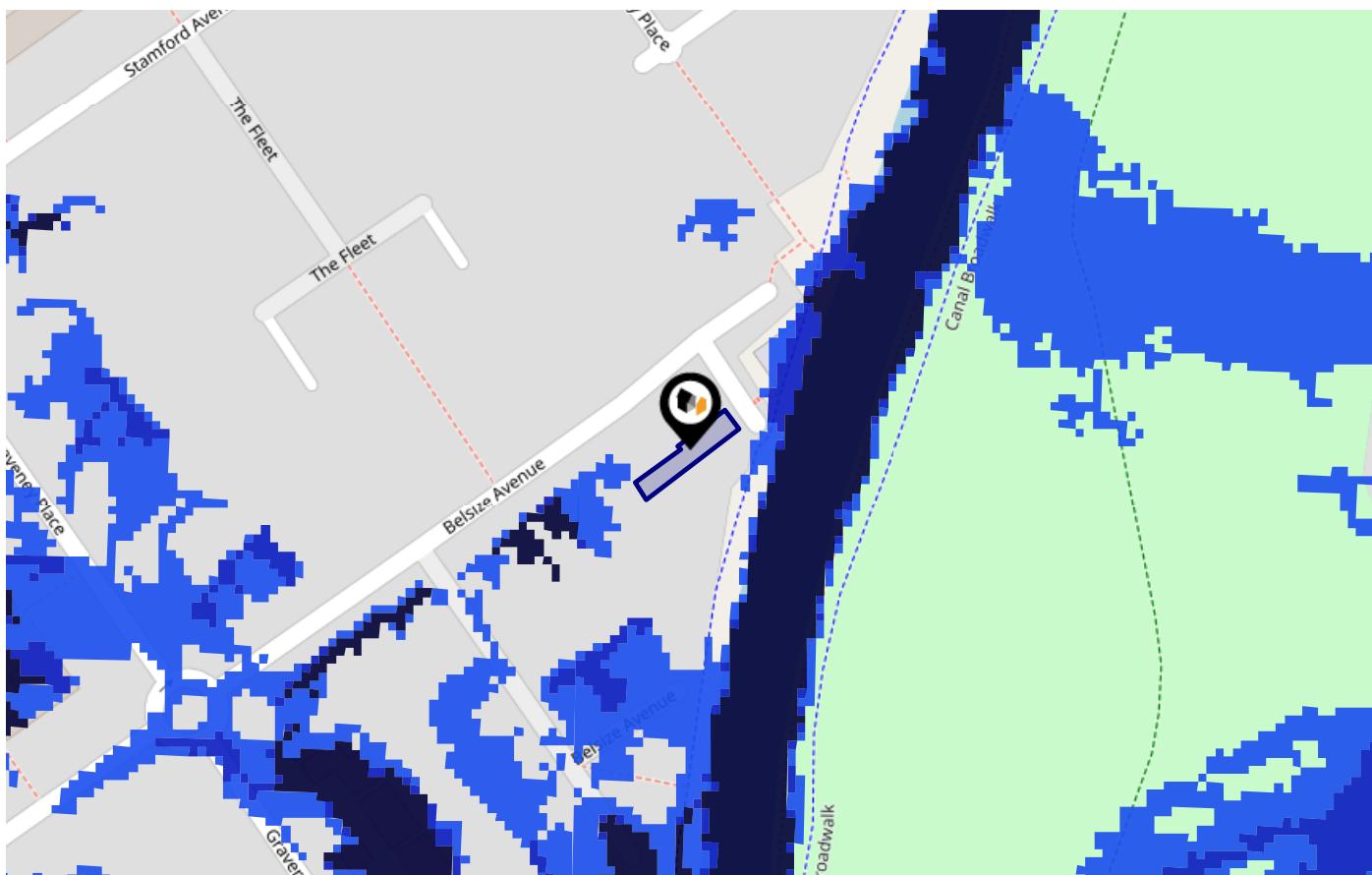


Flood Risk

Surface Water - Climate Change

CHRIS DURRANT exp[®] UK

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

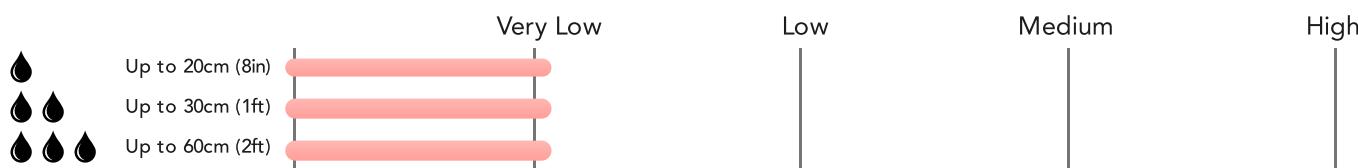


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

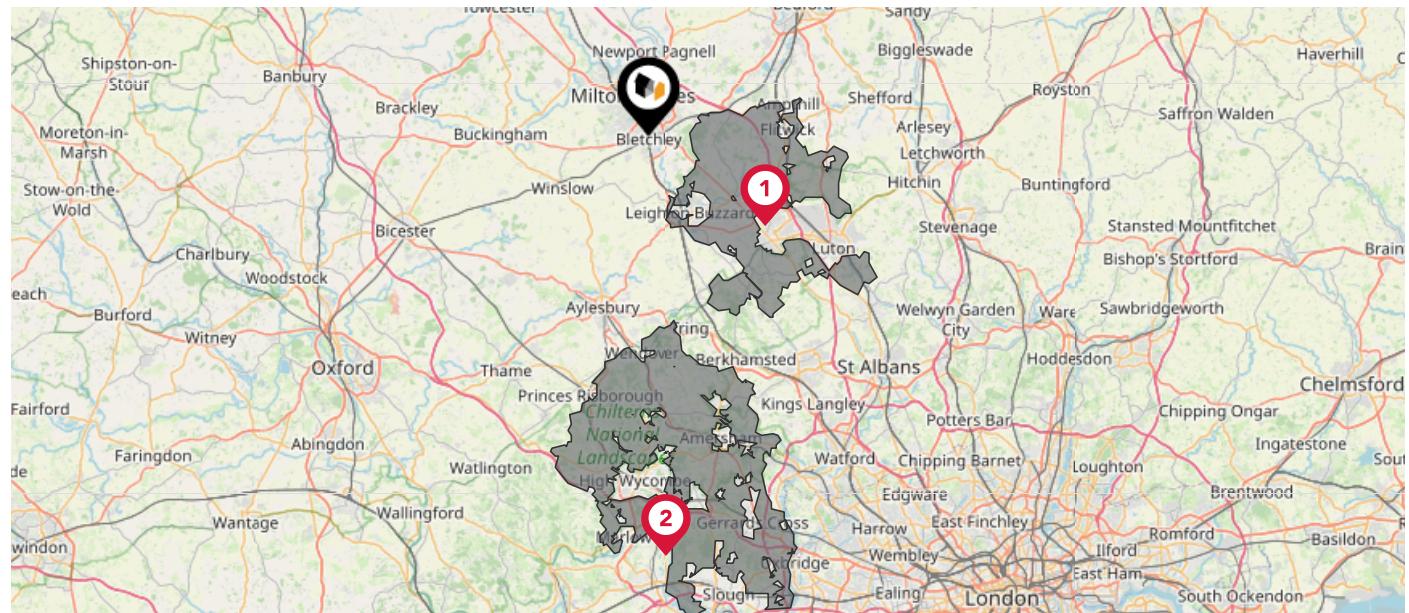


Maps

Green Belt

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This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



London Green Belt - Central Bedfordshire



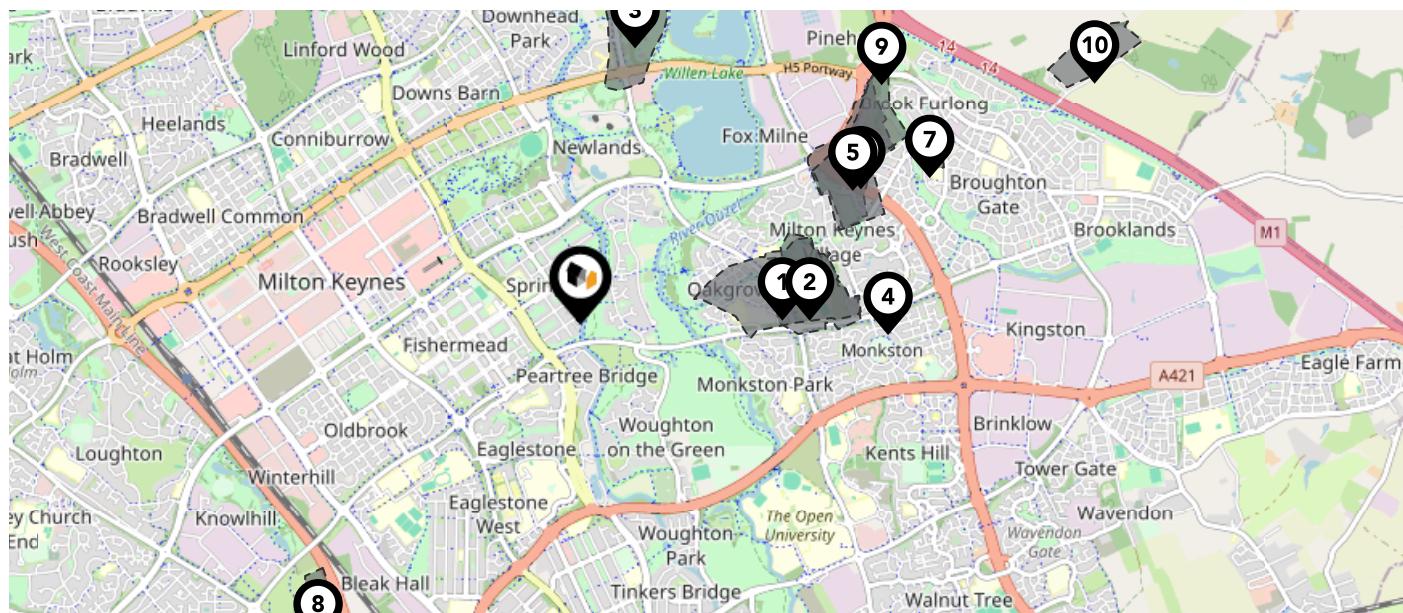
London Green Belt - Buckinghamshire

Maps

Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

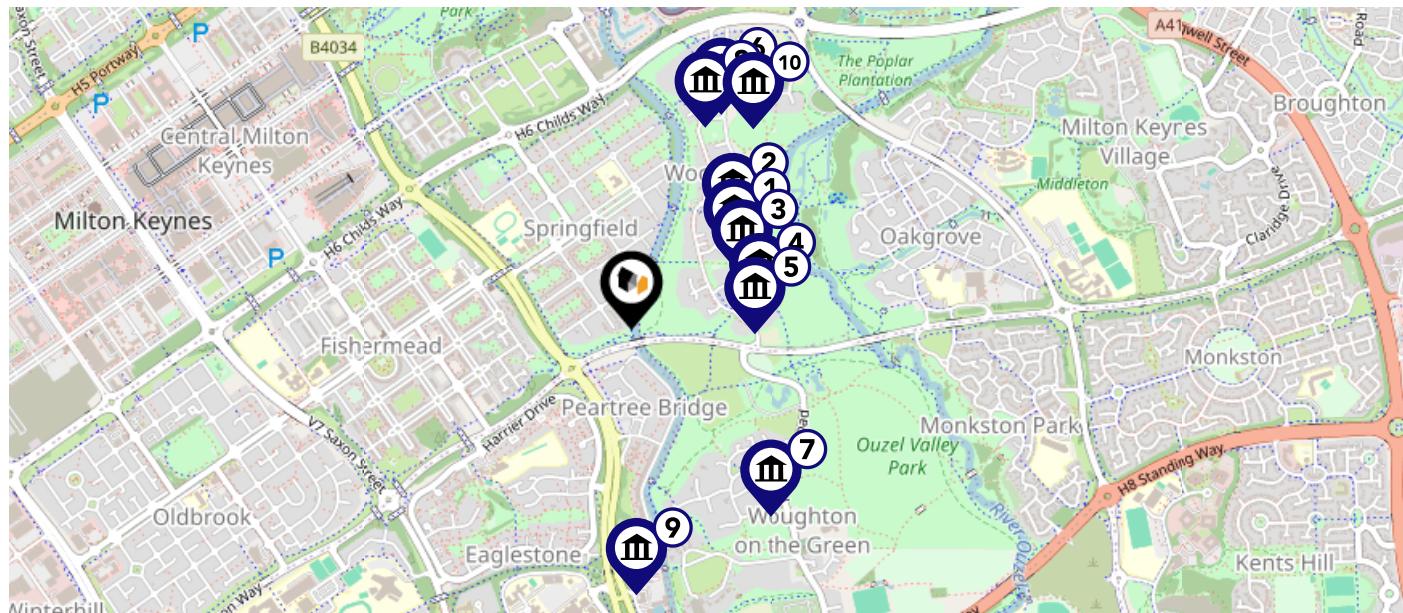
1	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
2	Middleton South West Landfill-Milton Keynes	Historic Landfill	<input type="checkbox"/>
3	Willen Tip-Milton Keynes	Historic Landfill	<input type="checkbox"/>
4	Former reservoir Middleton Site10E-Wingfield Grove, Middleton	Historic Landfill	<input type="checkbox"/>
5	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
6	Middleton North East Landfill-Broughton, Milton Keynes	Historic Landfill	<input type="checkbox"/>
7	Broughton Village-Broughton Village, Milton Keynes, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
8	Elfield Park-The National Bowl, Watling Street, Elfield Park	Historic Landfill	<input type="checkbox"/>
9	Broughton Barn-Broughton Grounds Lane, Milton Keynes	Historic Landfill	<input type="checkbox"/>
10	Broughton Barns-Broughton Grounds Lane, Milton Keynes, Buckinghamshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1125234 - Manor Farm Cottage	Grade II	0.3 miles
 1161061 - The Cross Keys Public House	Grade II	0.3 miles
 1161031 - Hill Farmhouse	Grade II	0.3 miles
 1125233 - Rosebery Music Room	Grade II	0.3 miles
 1125235 - The Old Rectory	Grade II	0.3 miles
 1125236 - Cleobury Farmhouse	Grade II	0.5 miles
 1332352 - Old Thatch	Grade II	0.5 miles
 1161089 - Manor Farm Cottage Manor Farmhouse	Grade II	0.5 miles
 1125198 - The Old Rectory Farm	Grade II	0.6 miles
 1160989 - Bellcote/gazebo To West Of Church Farmhouse; Now Part Of No.20, The Cottage.	Grade II	0.6 miles

Area Schools

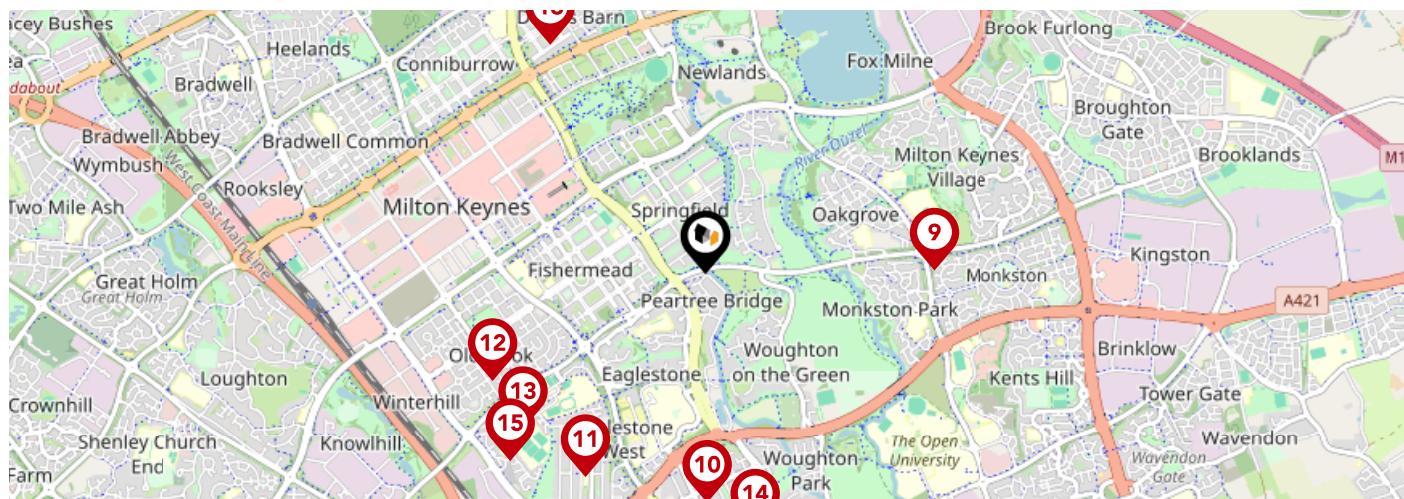
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Nursery Primary Secondary College Private

	Shepherdswell Academy						
1	Shepherdswell Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 136 Distance:0.26						
2	Orchard Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 358 Distance:0.26						
3	The Willows School and Early Years Centre	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 193 Distance:0.37						
4	Falconhurst School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 314 Distance:0.5						
5	Jubilee Wood Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 531 Distance:0.8						
6	The Milton Keynes Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 1062 Distance:0.82						
7	Middleton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 630 Distance:0.9						
8	St Bernadette's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 417 Distance:1.02						

Area Schools

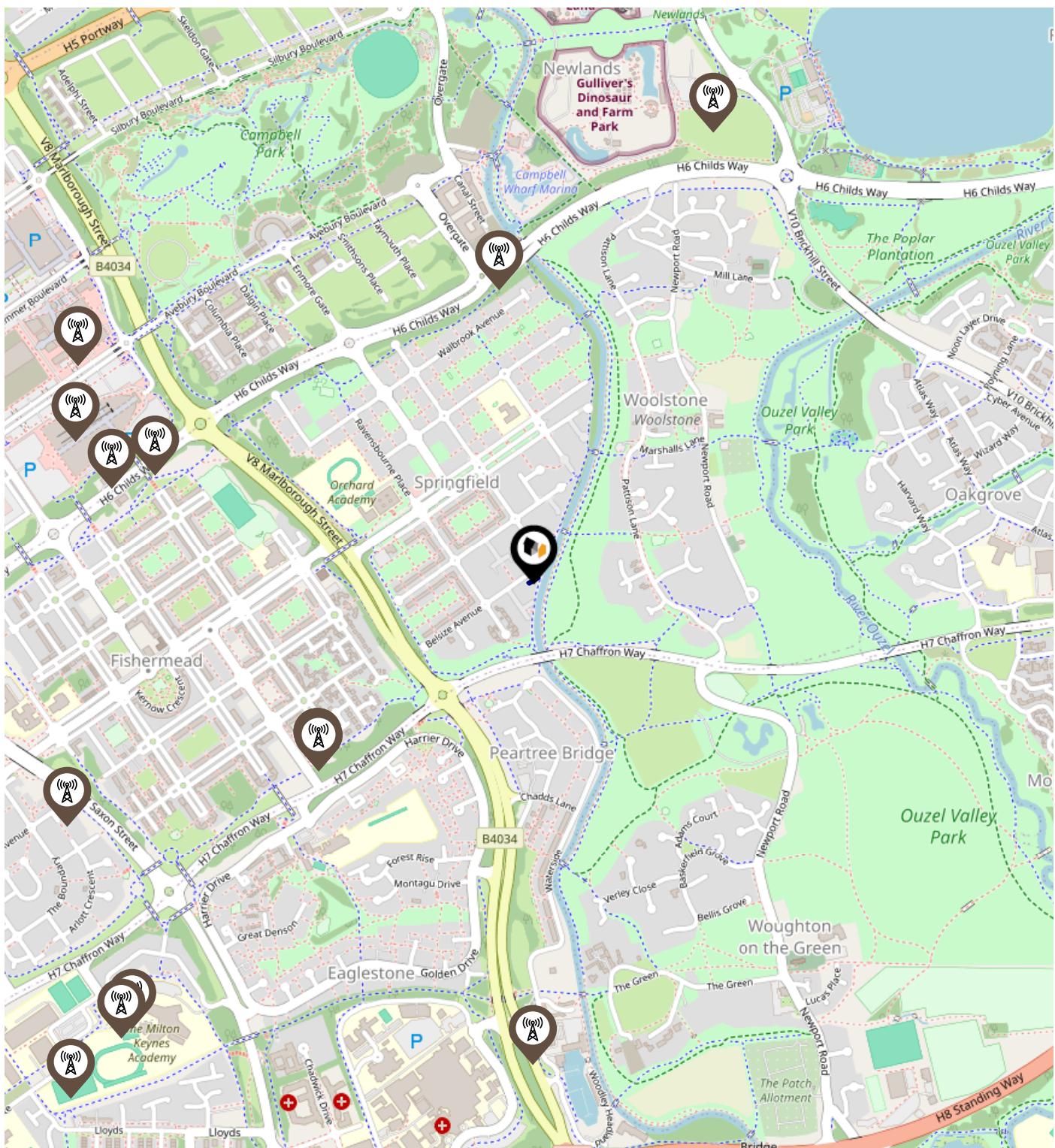


Nursery Primary Secondary College Private

9	Oakgrove School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 2490 Distance: 1.04					
10	The Redway School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 179 Distance: 1.05					
11	Bridge Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 26 Distance: 1.08					
12	Oldbrook First School and Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 189 Distance: 1.09					
13	Milton Keynes College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance: 1.09					
14	Langland Community School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 172 Distance: 1.2					
15	St Paul's Catholic School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1848 Distance: 1.24					
16	Downs Barn School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 89 Distance: 1.26					

Local Area Masts & Pylons

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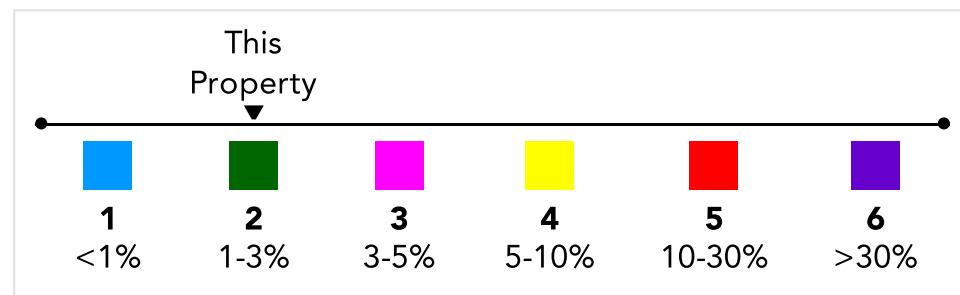
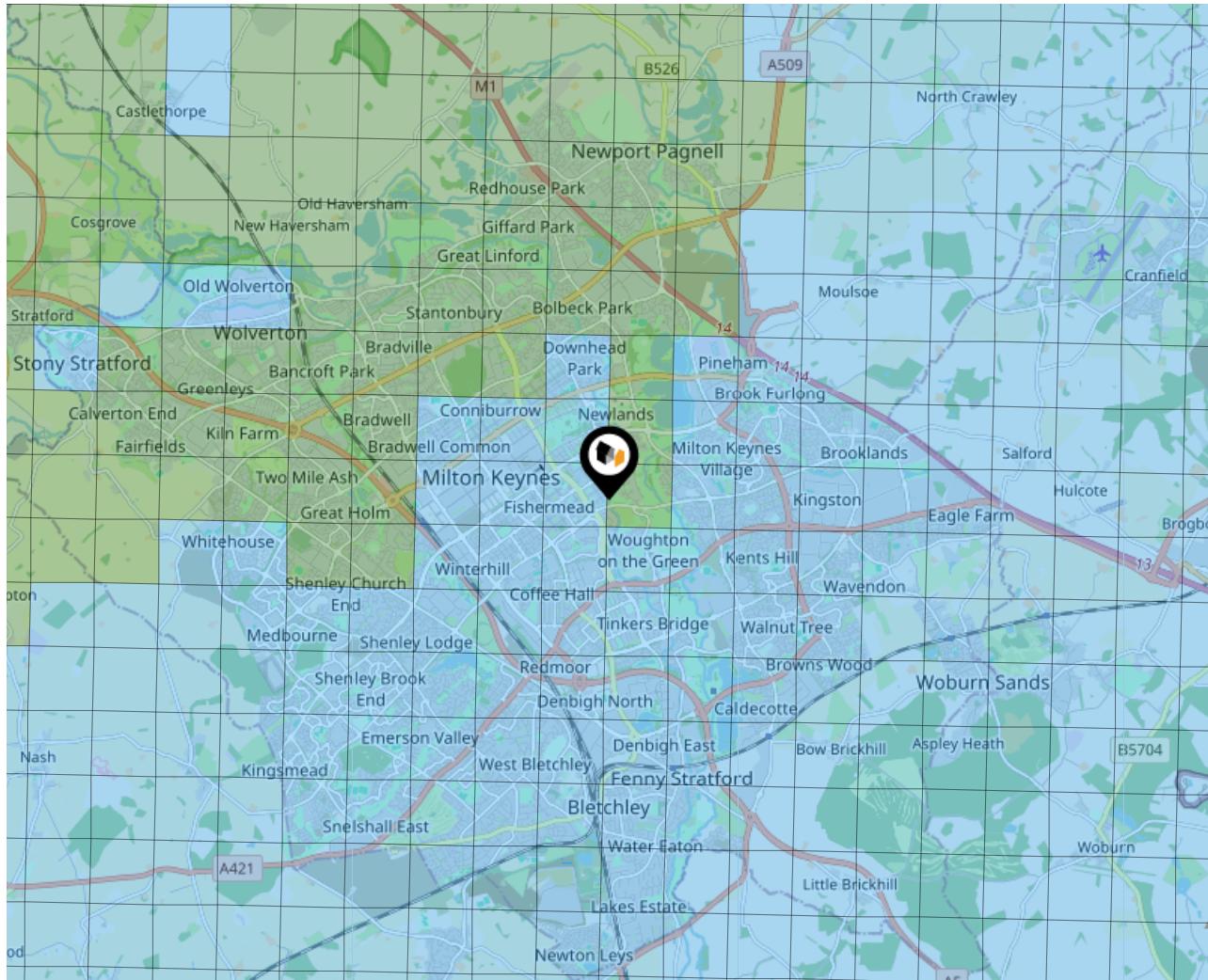


Key:

- Power Pylons
- Communication Masts

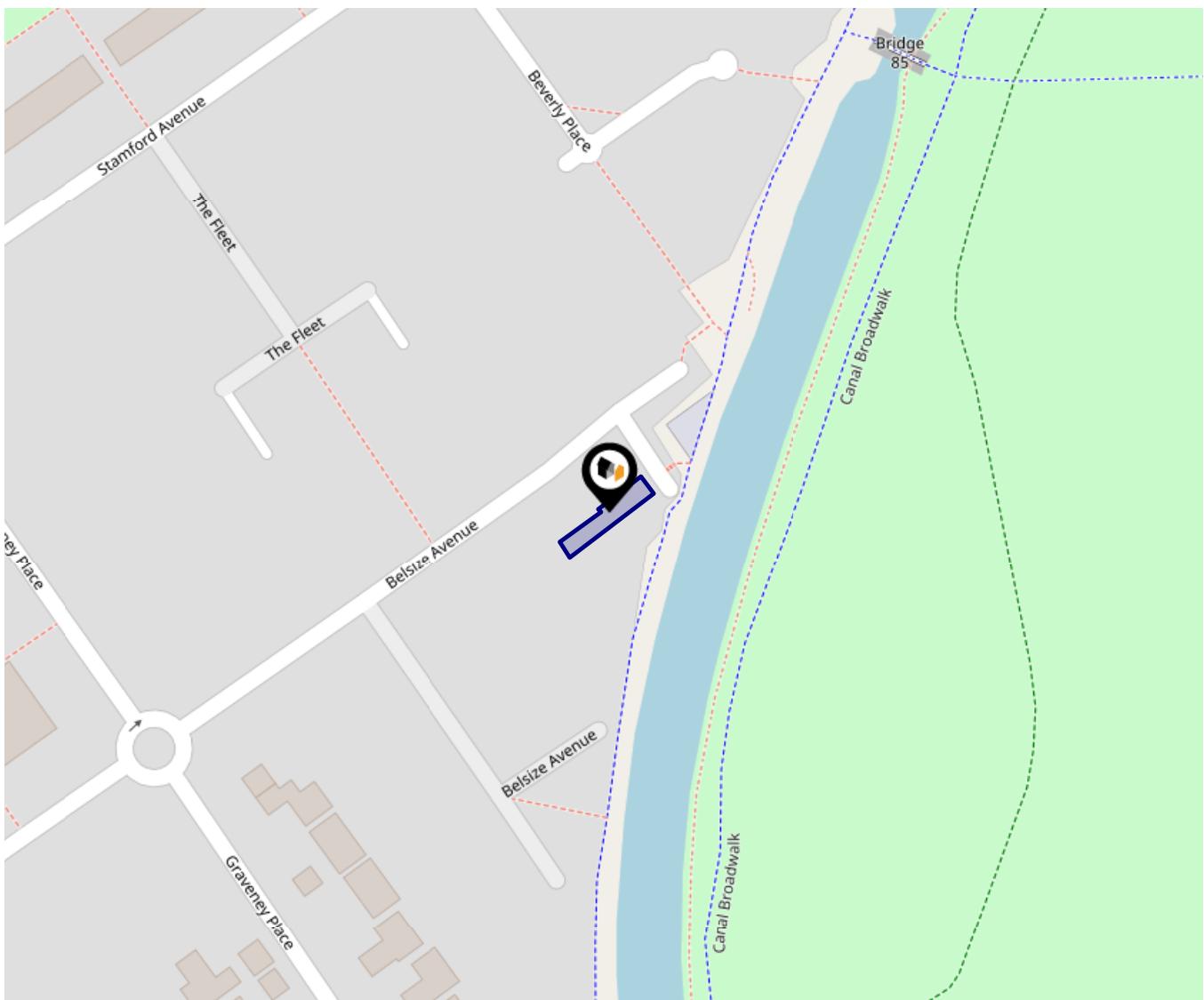
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

CHRIS DURRANT **exp** uk



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

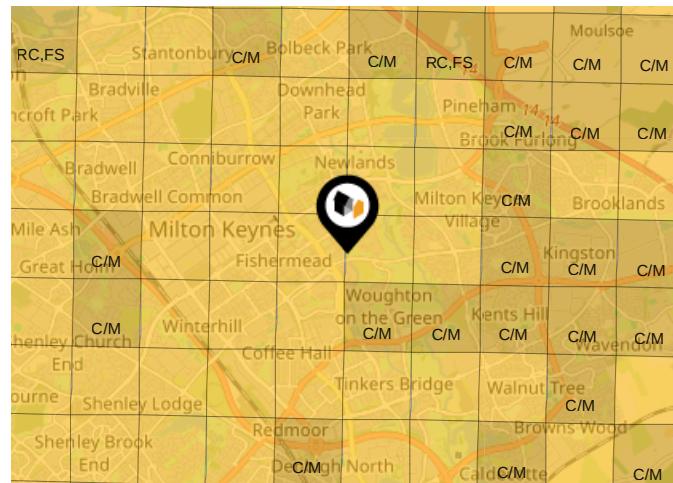
Carbon Content: VARIABLE
Parent Material Grain: MIXED (ARGILLO-RUDACEOUS)
Soil Group: MEDIUM TO HEAVY

Soil Texture:

LOAM TO CLAYEY LOAM

Soil Depth:

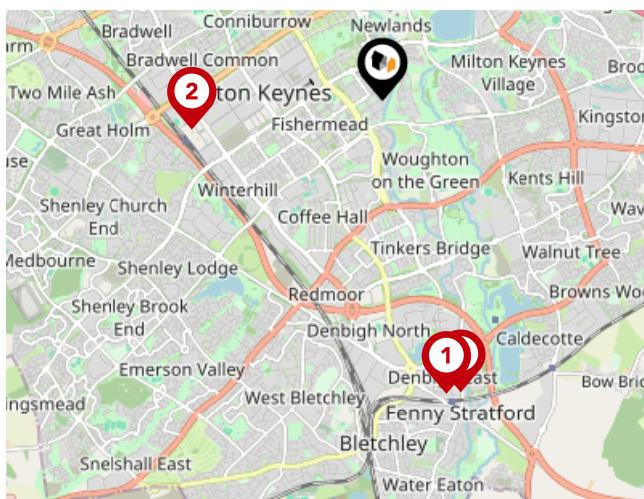
DEEP



Primary Classifications (Most Common Clay Types)

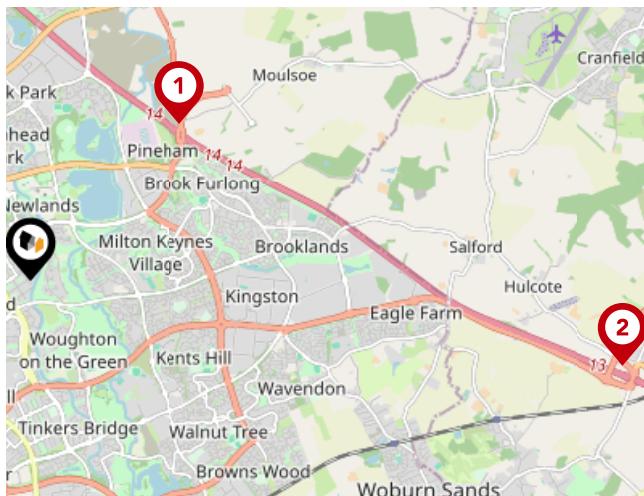
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Fenny Stratford Rail Station	2.73 miles
2	Milton Keynes Central Rail Station	1.76 miles
3	Fenny Stratford Rail Station	2.75 miles



Trunk Roads/Motorways

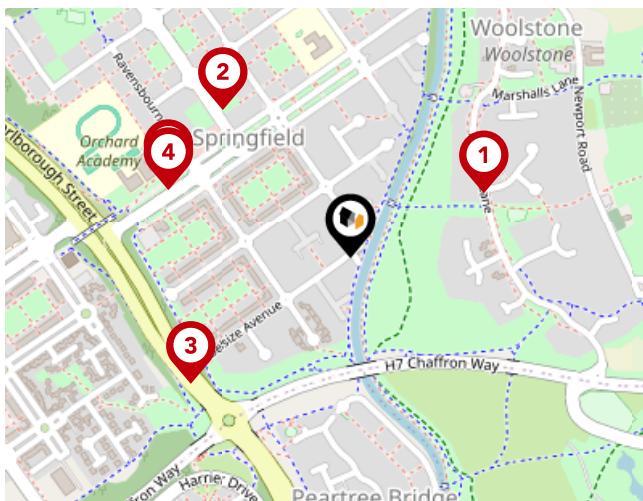
Pin	Name	Distance
1	M1 J14	1.98 miles
2	M1 J13	5.46 miles
3	M1 J15	12.31 miles
4	M1 J12	11.1 miles
5	M1 J11A	12.8 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	18.71 miles
2	Kidlington	28.51 miles
3	Baginton	38.86 miles
4	Cambridge	40.25 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Butterfield Close	0.17 miles
2	Springfield Local Centre	0.22 miles
3	Fishermead Roundabout North	0.23 miles
4	Springfield Boulevard	0.22 miles
5	Springfield Boulevard	0.22 miles

Chris Durrant powered by eXp

Chris Durrant – 'Your' Estate Agent has one goal – to put you at the forefront of your property transaction and ensure that your move is as smooth as possible.

Chris Durrant powered by eXp **Testimonials**

CHRIS DURRANT  UK

Testimonial 1



Highly recommend! Chris did a tremendous job helping us sell our property. He really cares about his clients and does all he can to get things done in a timely manner. I wholeheartedly recommend him as very professional and great communication throughout the purchase process

Testimonial 2



Chris recently dealt with our purchase. Nothing was too much trouble and he was always available to communicate between the different parties and to keep us informed . I would definitely recommend

Testimonial 3



After having my property valued with several agents, Chris stood out from the crowd. His ambition and enthusiasm shows he has the right tools for this industry and would highly recommend him. Thanks for all your help Chris, Keep up the good work



/ChrisDurrantexp



/chris-durrant-08752622

Chris Durrant powered by eXp Data Quality

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8 Linceslade Grove Loughton Milton

Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com

